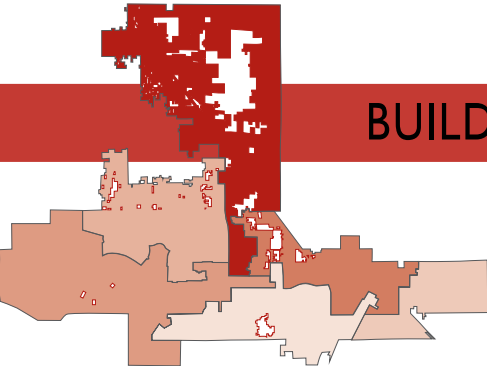


Award Winning

Las Vegas

GROWTH WATCH



BUILDING LAS VEGAS INTO A WORLD-CLASS CITY

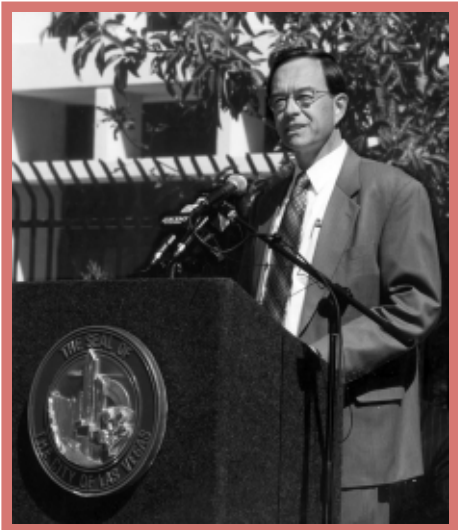
Douglas A. Selby Strives for Ongoing City Improvements

Customers of the Planning and Development Department stand to benefit from the recent appointment of City Manager Doug Selby.

Selby plans to continue to enhance customer service in every department in the city.

Selby became familiar with the planning process during his engineering career. After attaining a bachelor's degree and then a master's degree from University of Nevada, Las Vegas, he served as an aquatic biologist for a Utah firm. He worked in the Utah Water Research Laboratory while he pursued a doctorate in engineering at Utah State University.

Selby, who first moved to Las Vegas during grade school, returned to the area to serve as a manager with the Clark County Sanitation District. He then served as a regional director for a private engineering firm. His skills in managing people and projects landed him the position of director of engineering at the Southern Nevada Water Authority. During his 10 years with the water



City Manager Doug Selby, shown at a recent event, seeks continual improvement in serving the citizens of Las Vegas.

district, Selby initiated a \$2.2 billion capital improvement effort to improve the valley's water delivery system.

Selby's most recent role aptly prepared him to lead city staff and an \$800 million budget. As deputy city manager beginning in 1999, he was responsible for the functions of planning and development, building and safety, public works, field operations, fire and rescue, detention and enforcement, city clerk and communications.

Selby enjoys the dynamic and rewarding environment that local government provides. He maintains his engineer's

Fall 2002

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Douglas A. Selby

CONTINUED FROM PAGE 1

license and stays involved in a number of professional government and engineering organizations. He also serves on several boards related to air quality and water resources in southern Nevada.



Selby makes customer service a priority. “We have a lot of talented, dedicated people working for the city and in the Planning and Development Department,” he said. “My goal is to continually make improvements in every area that best serve the citizens of Las Vegas.”

Selby joins other city officials at the opening of the Lewis Avenue corridor. (See related article on page 4.)

PLANNER’S PERSPECTIVE

DEPARTMENT SIMPLIFIES REVIEW REQUIREMENTS

Complying with recent Nevada legislation for large projects just got easier for developers working with the city of Las Vegas. A new process in the Planning and Development Department assists customers in determining whether a project is subject to additional reviews. A set of forms simplifies the completion of the supporting documentation.

Due to a 1999 Nevada Revised Statute in chapter 481, proposed projects that meet certain size parameters are subject to a Development Impact Notice and

Assessment (DINA). In addition, city ordinance 5477, adopted this year, sets forth review steps for agencies in the city if a project meets the criteria for a “project of regional significance” as established by the Southern Nevada Regional Planning Coalition.

The forms introduced by the Current Planning Division explain the assessment requirements and relieve customers of the burden of obtaining additional reviews from other entities. Staff now coordinates collection of the review input from the area agencies, such as the Las Vegas Valley Water District and the Clark County School District.

Former Urban Design Coordinator Marc Castagnola created forms that simplify compliance with both legislations. During the pre-application conference with a customer, a planner refers to a “thresholds checklist” to determine if a project is of significant impact or of regional significance. For qualifying projects, the planner provides the appli-



A simplified process will assist developers of large projects to comply with the legislative-driven reviews.

cant with a short instruction sheet to prepare a questionnaire that initiates the reviews. The simple questionnaire suffices for the life of a project, regardless of the number of applications submitted for a proposal.

The new forms become part of the overall application process for new projects. The actual questionnaire is available on the city’s web site for easy downloading and completion by customers when required.

For more information, call the Current Planning Division at (702) 229-6301.

SMARTER GROWTH

OFFICIAL POPULATION RISES BY NEARLY 15,000

The city of Las Vegas reached another milestone with a population estimate of 520,936. This represents an increase of 14,825, or 3%, over last year’s estimate.

The statistical analysts in the Planning and Development Department determined the estimate based on census information, dwelling and vacancy counts, and field checks.

Overall, the percentage of increase remains fairly consistent with the growth rate of the past several years. Since 1997, the city’s population increased by 98,052 people, for a five-year average annual growth rate of 4.3%.

The northwest area continued to lead in growth. Ward 6, with a 7.9% increase, accounted for nearly half of the past year’s growth. Ward 4 saw a 3.2% increase, while Ward 2 experienced 2.8% growth.

Because of the recent changes in ward boundaries, population comparisons can be confusing. For example, Ward 5 remained fairly consistent compared to last year’s estimate. However, the redistricting process, which keeps the number of ward constituents within 5% of each other, resulted in a reduction in that area. Comparison of the new Ward 5 estimate to the recent reconfiguration yields a 1.5% increase.

Final estimates result from confirmation of housing and vacancy rates and from a consensus among the valley municipalities. Check the next issue of this newsletter for any updates to the estimate.

Council Ward	2001 Estimate	2002 Estimate	Population Change	% Change
Ward 1	80,373	80,225	-148	-0.2%
Ward 2	88,431	90,877	2,446	2.8%
Ward 3	79,850	81,263	1,413	1.8%
Ward 4	85,690	88,462	2,772	3.2%
Ward 5	81,970	83,224	1,254	1.5%
Ward 6	89,797	96,885	7,088	7.9%
Total	506,111	520,936	14,825	2.9%

CUSTOMER SERVICE

HANSEN CONVERSION IS UNDERWAY

The legendary growth in Las Vegas may be leading to the development of a groundbreaking computer system with Hansen, a top supplier of relational software. The city of Las Vegas recently completed the initial conversion with the Planning and Development Department.

Joseph Marcella, director of the Department of Information Technology, and Patricia Dues, administrative officer for the Office of the City Manager, teamed up to help create a highly integrated system designed to accommodate the city's explosive growth.

When Marcella stepped into his position in 1997, he inherited a multitude of IT systems for 14 different depart-

ments. The systems had minimal relationship to each other.

Marcella envisioned something far different: A comprehensive system to manage and optimize the assets of the city. Hansen's applications provide the



An integrated project tracking system replaces numerous, distinct systems.

technical foundation for a common, integrated architecture to serve multiple departments. Throughout the past year, the city worked closely with Hansen representatives to tailor the company's standard data model to accommodate numerous civic functions.

Overall, the system increases automation of tasks, reduces paper-based pro-

cessing, and improves personnel efficiency. Parks maintenance and facilities management became the first components activated. Other modules to follow include streets, sewer, business licensing, and construction and use permits.

The system will provide service enhancements to the planning process. Once all phases of implementation are complete, the permitting process will require fewer steps. The system also will provide one efficient resource for project information. Parcel information will be easily accessible, including any based on obsolete parcel numbers. In the past, old parcel numbers required time-consuming research.

The result has pushed Las Vegas to the forefront of municipal government. The project attracted attention at Hansen's annual user conference and generated inquiries from other municipalities across the country.

Eventually, the system will enable new services to be created for the public via the Internet and voice systems.

For more information, go to www.hansen.com.

CITY INITIATES OPEN SPACE MASTER PLANNING FOR THE NORTHWEST

Citizens have the opportunity to help shape the future of public open space in the northwest (Centennial Hills) sector as the city of Las Vegas begins the master planning process.

A community meeting held in November provided a forum to discuss open space opportunities, including the preservation and protection of the Floyd Lamb State Park. Area agencies and special interest organizations presented displays and distributed pertinent literature, creating a fall fair on the subject. Guests provided written comments and suggestions that will be used in the open space master planning.

The Planning and Development Department is seeking participants for a



Open space planning attracted the attention of residents and special-interest organizations.

community advisory committee for the project. Staff will develop a timeline and seek additional input for the related master plan in the first quarter of next year.

For additional information or to take part in the project, please call Deputy Planning Director Chris Knight at (702) 229-6352.

REPORT RECAPS BUSY YEAR

The recent annual report of the Planning Commission and the Planning and Development Department indicates slight increases in the most common application requests.

For a copy of the report, please call Cynthia Sell, (702) 229-6253.

Las Vegas GROWTH WATCH

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Larry Brown
Lynette Boggs McDonald
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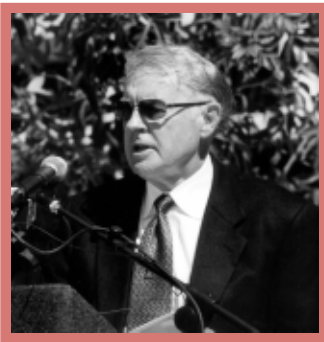
For additional copies of Growth Watch visit us at: www.ci.las-vegas.nv.us/comprehensive_planning.htm

CITY CELEBRATES LEWIS AVENUE BEAUTIFICATION

A pedestrian-friendly oasis awaits visitors to downtown Las Vegas, as the new \$2.36 million Lewis Avenue Corridor officially opened September 24.

Local officials and more than 100 patrons of downtown celebrated this latest accomplishment in redevelopment with a ribbon cutting ceremony. Judge Lloyd D. George, who assisted with project easements, noted that the corridor suits the surroundings. “This place represents the harshness and the beauty of the desert,” he said. “The stone and

U.S. District Court Judge Lloyd D. George shares his reflections on the project with guests at the opening festivities.



water frame the plants and trees in a symphonic tribute to nature.”

More than 600 trees and shrubs, widened sidewalks, benches and other enhancements invite pedestrians to Lewis Avenue between Casino Center Boulevard and Las Vegas Boulevard. The focal point of the project is the public plaza between Las Vegas Boulevard and 4th Street. The plaza features a waterfall spilling into an urban waterway and a Poet’s Bridge. With verses by 20 poets imbedded in the bridge, the walkway is the city’s most recent public art project.

The Planning and Development Department pursued initial funding for the improvements with a \$1.824 million federal TEA-21 Streetscape Enhancement Grant. Additional funds came from the Nevada Department of Transportation, the city of Las Vegas and the Regional Transportation Commission of Southern Nevada.

This award-winning endeavor is the first of many beautification projects planned to create a more pedestrian-friendly downtown.



A waterfall highlights the plaza opposite the U. S. Courthouse.

REORGANIZATION RESULTS IN IMPROVED SERVICE

Customers to the Planning and Development Department may be meeting more of the staff, thanks to a recent reorganization. Reassignments best utilize the strengths and skills of employees serving the public. In some cases, planners have transferred between the current and comprehensive planning divisions, resulting in cross training and more versatility in service roles.

The customer service counter and the mapping and permit section (MAPS),

now under the supervision of David Bratcher, respond to a variety of requests from nearly 1,600 walk-in customers each month. Bratcher’s commitment to quality service is well established. Senior Planner Jason Allswang has been assigned to the customer service counter and will assist customers and staff in the transition to the new permit tracking software known as Hansen.

Planning Commission teams gained a new supervisor, Dave Clapsaddle, who takes an active role during cases presented to the commission. Behind the scenes, staff made changes in the reports provided for the Planning Commission. Clapsaddle explained, “By creating a table of recurring information, the reports are streamlined, and the commissioners will be able to

Planning Supervisors David Clapsaddle and David Bratcher oversee much of the daily response to customer needs and the preparation of cases heard by the Planning Commission.



quickly absorb the key information about each case.”

Current Planning Manager Margo Wheeler commented, “We have excellent, experienced supervisors and a good, solid planning group. By making a few changes, we have matched people with the positions and, at the same time, given new opportunities for our employees to grow and add skills.”

HISTORIC PRESERVATION GOES TO SCHOOL

The city of Las Vegas takes an active part in seventh grade history classes in the valley with the introduction into the curriculum of the video “Las Vegas: Preserving a One-of-a-Kind City.” The video, created by the Planning and Development Department in conjunction with the Las Vegas



One school featured in the video is the Las Vegas High School.

Historic Preservation Commission, tells the history of the city as evidenced by local historic sites.

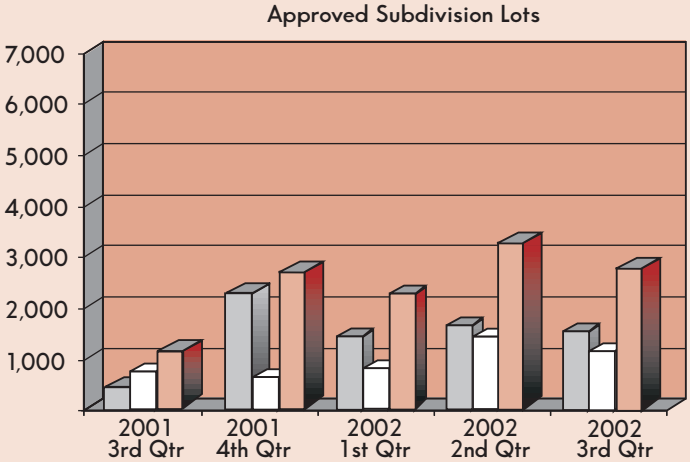
Historic Preservation Officer Frank Fiori said, “This is a wonderful opportu-

nity to share unique highlights from the development of the valley and expand awareness for the efforts of the Historic Preservation Commission.”

Staff from the Planning and Development Department, with input from members of the commission, prepared the initial video script. Staff also obtained a number of the historic images used in the video from the city’s archives and the special collections from the University of Nevada, Las Vegas.

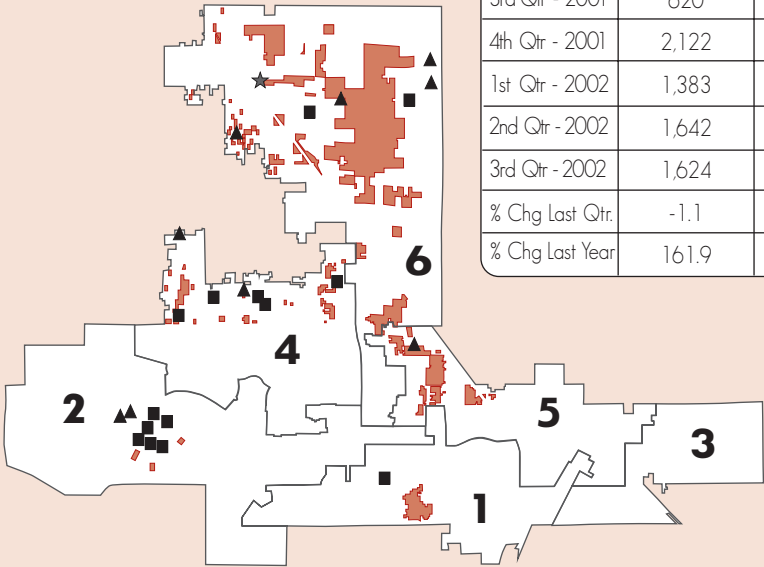
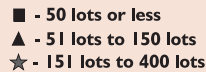
A grant from the Nevada Historic Preservation Office, through the National Park Service, funded the project.

3rd Quarter Figures



Approved Subdivision Lots			
	Tentative Maps	Final Maps	Total
3rd Qtr - 2001	620	569	1,189
4th Qtr - 2001	2,122	502	2,624
1st Qtr - 2002	1,383	657	2,040
2nd Qtr - 2002	1,642	1,408	3,050
3rd Qtr - 2002	1,624	1,092	2,716
% Chg Last Qtr.	-1.1	-22.4	-11.0
% Chg Last Year	161.9	91.9	128.4

APPROVED FINAL SUBDIVISION MAPS BY WARDS



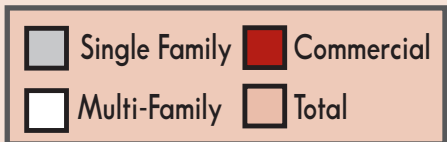
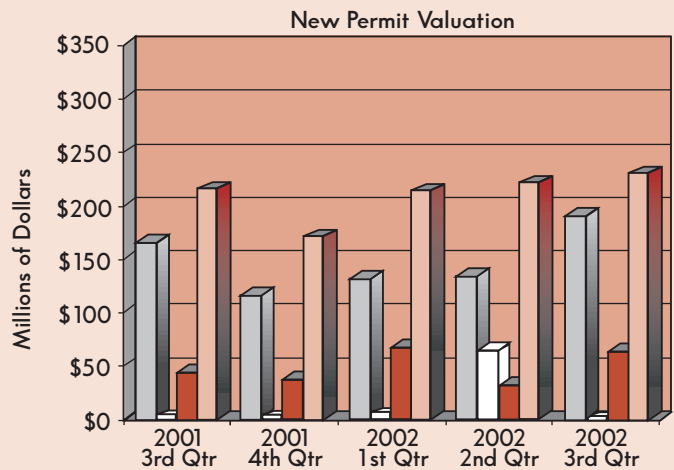
Leading Economic Indicators For Clark County

"As the winds of war, terrorism, and financial erosion remain front-page topics, looking back to predict the future yields less robust findings than in normal periods. Still, the September Southern Nevada Index of Leading Economic Indicators yet again edged upward at a modest rate. Six of the ten series contributed positively to the index."

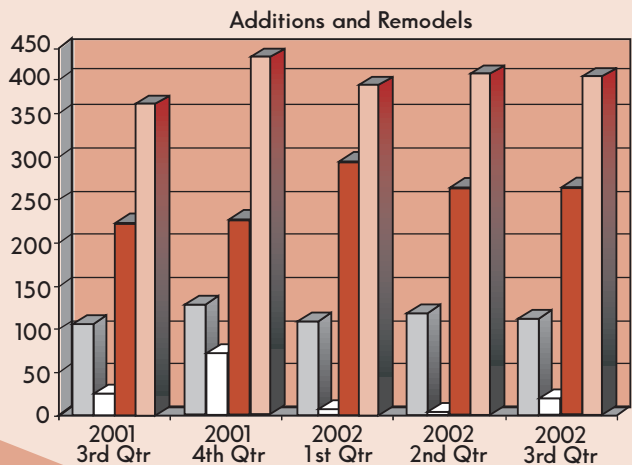
Leading Economic Indicators Source: UNLV Center for Business and Economic Research
* The index is a six month forecast (January 2003) from the month of the data (July 2002) and four months from the month of the series (September 2002).
** The contribution to the Index is a net-weighted average of each series after adjustment for seasonal variation.

Leading Economic Indicators						
CLARK COUNTY SERIES	DATE	UNITS	LATEST PERIOD	CHANGE PREVIOUS PERIOD	CHANGE YEAR AGO	CONTRIBUTION TO INDEX**
RESIDENTIAL BUILDING						
Units Permitted	Jul-02	# Permitted	2,310	-18.98%	22.55%	0.028%
Valuation	Jul-02	Dollars	\$231,310,154	-34.88%	7.28%	0.062%
COMMERCIAL BUILDING						
Permits	Jul-02	# Permitted	85	-18.27%	-2.30%	-0.001%
Valuation	Jul-02	Dollars	\$63,363,825	-17.13%	85.63%	0.033%
TAXABLE SALES	Jul-02	Dollars	\$1,909,886,499	-5.76%	2.96%	0.152%
McCARRAN AIRPORT	Jul-02	Passengers	3,051,310	1.20%	-5.95%	0.027%
GALLONS OF GASOLINE	Jul-02	Thousands of Gallons	57,492,260	3.06%	5.19%	-0.034%
GROSS GAMING						
Revenue	Jul-02	Dollars	\$627,396,979	11.64%	-0.21%	0.113%
CONVENTIONS						
Visitors	Jul-02	People	3,061,150	3.68%	0.00%	-0.019%
Attendance	Jul-02	People	155,769	-64.40%	-25.15%	-0.019%
OVERALL CHANGE *	Sep-02		127.88	0.34%	0.01%	0.34%

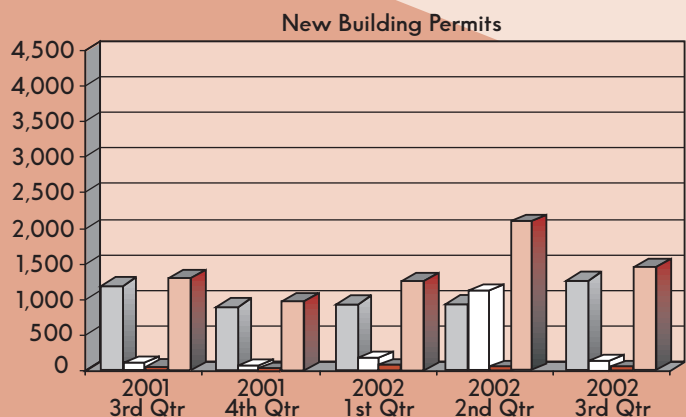
3rd Quarter Figures



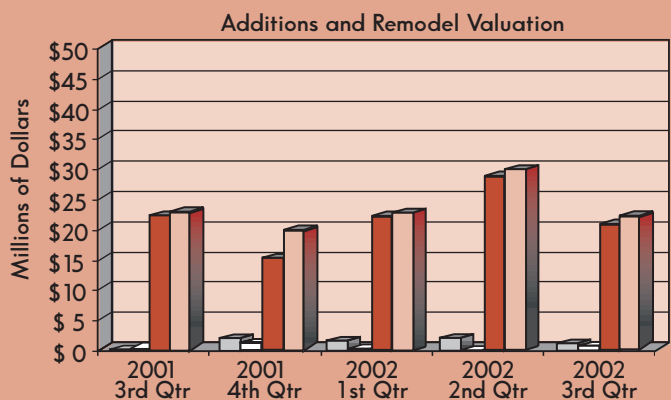
New Permit Valuation				
	Single Family	Multi-Family	Commercial	Total
3rd Qtr - 2001	\$161,452,974	\$5,577,314	\$47,949,739	\$214,980,027
4th Qtr - 2001	\$114,041,727	\$3,700,339	\$42,644,891	\$160,386,957
1st Qtr - 2002	\$132,583,469	\$9,278,685	\$65,654,458	\$207,516,612
2nd Qtr - 2002	\$136,173,044	\$59,694,156	\$24,451,505	\$220,318,705
3rd Qtr - 2002	\$180,493,027	\$2,778,714	\$62,223,286	\$245,495,027
% Chg Last Qtr.	32.5	-95.3	154.5	11.4
% Chg Last Year	11.8	-50.2	29.8	14.2



Additions and Remodels				
	Single Family	Multi-Family	Commercial	Total
3rd Qtr - 2001	99	25	227	351
4th Qtr - 2001	129	74	228	431
1st Qtr - 2002	100	9	278	387
2nd Qtr - 2002	133	2	259	394
3rd Qtr - 2002	114	18	260	392
% Chg Last Qtr.	-14.3	800.0	0.4	-0.5
% Chg Last Year	15.2	-28.0	14.5	11.7



New Building Permits				
	Single Family	Multi-Family	Commercial	Total
3rd Qtr - 2001	1,161	66	45	1,272
4th Qtr - 2001	844	63	32	939
1st Qtr - 2002	935	140	47	1,122
2nd Qtr - 2002	952	1,117	40	2,109
3rd Qtr - 2002	1,371	86	42	1,499
% Chg Last Qtr.	44.0	-92.3	5.0	-28.9
% Chg Last Year	18.1	30.3	-6.7	17.8



Additions and Remodel Valuation				
	Single Family	Multi-Family	Commercial	Total
3rd Qtr - 2001	\$986,992	\$100,000	\$21,465,718	\$22,552,710
4th Qtr - 2001	\$1,743,525	\$458,880	\$14,966,114	\$17,168,519
1st Qtr - 2002	\$1,585,789	\$36,000	\$22,063,323	\$23,685,112
2nd Qtr - 2002	\$1,904,380	\$7,000	\$28,716,672	\$30,628,052
3rd Qtr - 2002	\$1,453,320	\$461,592	\$19,309,533	\$21,224,445
% Chg Last Qtr.	-23.7	6464.2	-32.8	-30.7
% Chg Last Year	47.2	361.6	-10.0	-5.9

Source: City of Las Vegas (including subdivision information)

CLARK COUNTY COMMISSIONER CHIP MAXFIELD DISCUSSES THE INTERLOCAL AGREEMENT

Growth Watch caught up with Commissioner Chip Maxfield to learn his perspective on the work being done with the interlocal agreement. Maxfield represents the area covered by the agreement between Clark County and the city of Las Vegas.

Q. What successes and challenges have resulted from the interlocal?

A. The greatest success is the positive and productive working relationship that has been established between the city and Clark County at all levels. The majority of the objectives outlined within the interlocal are continuing on a fast and effective course, and the tremendous efforts of both the professional county and city staff are commendable.

Completing a true seamless plan incorporating one master plan



County Commissioner Chip Maxfield takes an active role in the implementation of the interlocal agreement.

with corresponding zone classifications is most certainly a major accomplishment. That also posed challenges of equal magnitude. Other combined successes and challenges include identifying and agreeing upon corporate boundaries (annexation).

Q. What is the current focus of your work with the city of Las Vegas?

A. There are at least three priorities that require continual interaction at this time. They are the seamless plan, the joint planning of an integrated master plan of streets and highways, and joint parks and trails planning.

Q. What are the highlights of the seamless land use plan?

A. Highlights of the seamless plan would include agreement of jurisdictional boundaries and future growth areas (annexation); joint land use planning (seamless plan); single governmental development review and approval; joint transportation planning of our streets and highways; joint parks and trails planning; agreement of providing sewer service to all northwest citizens and properties, without cause for annexation; and joint planning of water reclamation and flood control facilities.

Q. What are some of the results achieved by the joint neighborhood meetings that have been held?

A. Joint neighborhood meetings are a tremendous benefit when you consider the citizenry appreciates efficiency in government as well as their elected representatives working together to resolve common issues. It sends a very strong message of solidarity. That provides comfort and peace of mind to those who ultimately are affected by the decisions either agency makes.

Q. What do you foresee regarding future actions?

A. For both the present and future, I only see the increasing of relations with all other entities. That's my goal.

REGIONAL COORDINATION

PLANNING AWARD RECOGNIZES LATEST TECHNOLOGY

The city's use of innovative three-dimensional computer modeling earned recognition from the Nevada Chapter of the American Planning Association (APA) at its annual banquet on September 30. The Planning and Development Department demonstrated the effective use of computer models to win the DeBoer Award in the category of Outstanding Planning Programs, Techniques and Tools.

The 3-D models assist city planners with finalizing the details of major projects and the standards for long-range

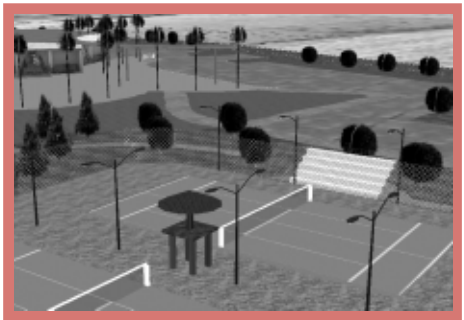


A three-dimensional model depicts the amenities planned for a tennis complex.

planning documents. The models, made by combining data from geographic information systems (GIS), project site plans, and photos of architectural and landscaping details, facilitate discussions between staff, city officials and the public.

Planning and Development Director Bob Genzer noted that the city of Las Vegas is on the leading edge in the use of such technology. "Since very few municipalities have utilized 3-D models," he explained, "this has attracted attention on a national level, too. Our GIS analysts pursued the tool as a way to enhance our

collaborative process. With the purchase of a few software programs, staff created simulations of a major park, a proposed arena, and a downtown streetscape enhancement. The 3-D models help to demonstrate the impact of significant projects and assist in planning decisions."



The models can be used to study project details such as lighting and landscaping.

Each year since 1981, the Nevada APA recognizes excellence in planning through the DeBoer Awards. The awards program is named in honor of Saco Reink DeBoer (1883-1974), the author of a number of city plans across America, including Denver, Colorado and Boulder City, Nevada.

PLANNING PROFILE

Todd Nigro Joins Planning Commission

Assuring quality of life for Las Vegas residents is a high priority for the latest Planning Commission member, Todd Nigro.

Nigro, a Las Vegas native, is president of Nigro Development, LLC, and vice president of Nigro Construction. The two businesses, formed in partnership with his brother, Mike, keeps the commissioner active in all areas of commercial real estate design, development and construction.

Nigro has served the Las Vegas valley in several other roles. He partici-



Planning Commissioner Todd Nigro values this city where he grew up.

pated in the review and revisions to the city's subdivision ordinance, Title 18, through his memberships in the Southern Nevada Home Builders Association and the National Association of Office and Industrial Properties. He also assisted on Clark County's rewrite of the uniformed development code, Title 30. He currently serves on the Community Development Block Grant Funds committee for the city of Las Vegas and is a board member of Habitat for Humanity Las Vegas.

Nigro obtained a bachelor's degree in business from the University of Southern California. Upon graduation, he served as a financial analyst with Salomon Brothers in Los Angeles. In 1991, he joined Nigro Associates, a Las

Vegas development firm founded by his father, and served as chief financial officer, overseeing investor equity and bank financing of new properties.

Nigro emphasized his commitment to the residents of Las Vegas in considering his service on the Planning Commission. "As a Las Vegas native," Nigro said, "I care about the future of our city, and I will give the items heard by the commission my time and attention to support our quality of life here."

NATIONAL CONFERENCE
FOCUSES ON LAS VEGAS

Members of the Urban Land Institute gathered here in October for the first national meeting of the group to be held in Las Vegas. The setting provided myriad opportunities for members to discover the diversity of the local development scene.

ULI represents nearly 17,000 people from real estate development and land-use policymaking sectors. The annual meeting ties in workshops and sessions to the community in which it is held.

Meeting coordinators noted that this year attracted healthy crowds. The city of Las Vegas participated in several presentations, with Mayor Oscar B. Goodman hosting a reception.

Las Vegas GROWTH WATCH

Fall 2002

City of Las Vegas
Planning and Development Department
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